Robert Ellis

look no further. . .







Buckingham Road
Woodthorpe, Nottingham NG5 4GE

BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM EXTENDED DETACHED

Guide Price £475,000 Freehold



*** GUIDE PRICE £475,000 - £525,000 ***

A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN THE HIGHLY SOUGHT AFTER WOODTHORPE AREA.

Robert Ellis are delighted to bring to the market this impressive three/four bedroom detached family home, which has undergone extensive improvements and offers spacious, versatile accommodation ideally suited to modern family living. The property benefits from a stunning extended open plan living dining kitchen, a separate living room, a versatile ground floor fourth bedroom or additional reception room, three bathrooms, ample off road parking and a generous enclosed rear garden. Further improvements include a new roof, modern fitted kitchen, complete re-wiring with new consumer unit and replacement central heating system. The property is offered to the market with the benefit of NO UPWARD CHAIN.

The accommodation is arranged over two floors and briefly comprises an entrance lobby leading through to a welcoming inner hallway, providing access to the principal ground floor rooms. To the front elevation is a spacious living room featuring an attractive bay window and multi-fuel burner, creating a comfortable space for relaxing. There is also a further versatile reception room which could equally be utilised as a fourth bedroom, home office, playroom or snug depending on individual requirements. With the added benefit of a ground floor shower room, this offers excellent flexibility for growing families, guests or those requiring bedroom accommodation on the ground floor.

Undoubtedly one of the standout features of this property is the impressive extended open plan living dining kitchen positioned across the rear of the house. This fantastic space has been thoughtfully designed with modern family living and entertaining in mind, incorporating a contemporary fitted kitchen with a range of integrated NEFF appliances, generous dining space and a further living area overlooking the rear garden. A large roof light and three skylights allow natural light to flood the accommodation, while a large bi-fold door provide direct access to the garden, creating a wonderful connection between the indoor and outdoor living spaces. The ground floor accommodation is completed by a useful utility room and modern shower room.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining two bedrooms offer excellent accommodation for family members or guests. The family bathroom is fitted with a four-piece suite, including a separate bath and walk-in shower enclosure.

Outside, the property is set back from Buckingham Road behind a generous driveway providing ample off road parking for multiple vehicles. To the rear is a particularly attractive and spacious east facing enclosed garden, mainly laid to lawn with mature planting, established boundaries and a variety of seating areas. A paved patio and decked seating area provide excellent spaces for outdoor dining and entertaining, making this a fantastic garden for families to enjoy throughout the warmer months.

The property is situated in the highly regarded residential area of Woodthorpe, which is particularly popular with families due to its established surroundings and convenient access to local amenities. Nearby Arnold and Mapperley offer a wide range of shops, supermarkets, cafés, restaurants and everyday facilities, while Nottingham city centre is also within easy reach. The area benefits from access to local schools, recreational facilities and transport links, making it an excellent location for those seeking the convenience of suburban living.

An internal viewing is highly recommended to fully appreciate the quality of accommodation, generous proportions and flexibility this impressive family home has to offer. Contact the Robert Ellis Arnold office today to arrange your viewing.





Entrance Lobby
3'6 x 6'08 approx (1.07m x 2.03m approx)
UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, tiling to the floor, wall light point, internal double glazed leaded door leading to the inner entrance hallway.

Inner Entrance Hallway
7'09 x 10'10 approx (2.36m x 3.30m approx)
Double glazed leaded door to the front elevation, feature vertical column radiator, staircase leading to the first floor landing, ceiling light point, feature tiled floor, understairs storage cupboard, panelled door leading off to:

Living Room
14'07 x 11'02 approx (4.45m x 3.40m approx)
Double glazed bay window to the front elevation, feature vertical column radiator, ceiling light point, coving to the ceiling, ceiling rose, feature fireplace incorporating stone surround and hearth with multi-fuel burner.

Ground Floor Shower Room
8'5 x 4' approx (2.57m x 1.22m approx)
Shower enclosure with electric Triton shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, LVT flooring, chrome heated towel rail, recessed spotlights to the ceiling, built-in extractor fan, underfloor heating.

Snug
14'6 x 10'8 approx (4.42m x 3.25m approx)
Double glazed window to the front elevation, feature vertical column radiator, ceiling light point.

Utility
4'8 x 7'2 approx (1.42m x 2.18m approx)
With a range of matching wall and base units incorporating laminate worksurface above, space and plumbing for an automatic washing machine, space and plumbing for additional above-counter sink, space and point for a freestanding tumble dryer, wall mounted electrical consumer unit, ceiling light point, access to panel to hot water cylinder, LVT flooring.

Extended Open Plan Living Dining Kitchen
A range of matching wall and base units incorporating laminate worksurfaces above, 1.5 bowl sink with modern swan neck mixer tap over, NEFF induction hob with integral extractor over, NEFF built-in oven, second NEFF built-in microwave oven, ample storage cabinets, integrated dishwasher, integrated fridge and freezer, ample cupboards including corner pantry offering useful additional storage space, wall mounted Worcester Bosch gas central heating, condensing cylinder boiler housed within a matching cabinet, skylight, LVT flooring, three roof lights, feature fixed glazed window to the rear elevation, sliding Bi-folding patio doors leading out to the rear garden and underfloor heating.

Dining Kitchen Area
20'11" x 15'1" approx (6.4 x 4.6 approx)

Living Area
21'11" x 15'5" approx (6.7 x 4.7 approx)

First Floor Landing
10'08 x 7'10 approx (3.25m x 2.39m approx)
UPVC double glazed window to the front elevation, ceiling light point, panelled doors leading off to:

Bedroom One
14'07 x 11' approx (4.45m x 3.35m approx)
UPVC double glazed windows to the front and rear elevations, two wall mounted radiators, ceiling light point, built-in wardrobes providing useful additional storage space.

En-Suite
7'05 x 3'09 approx (2.26m x 1.14m approx)
Walk-in shower enclosure featuring mains fed shower over, vanity wash hand basin with storage below, low level flush WC, recessed spotlights to the ceiling, extractor fan, tiling to the floor, tiled splashbacks. , chrome headed towel rail.

Bedroom Two
11'06 x 11'04 approx (3.51m x 3.45m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Three
10'10 x 8'02 approx (3.30m x 2.49m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, exposed flooring, window to the side elevation, feature decorative fireplace incorporating a cast iron fire with tiled hearth.

Family Bathroom
7'06 x 7'08 approx (2.29m x 2.34mapprox)
Two UPVC double glazed windows to the rear elevation, four piece suite comprising panelled bath with mixer shower attachment over, low level flush WC, pedestal wash hand basin, walk-in shower enclosure with rain fall shower over, recessed spotlights to the ceiling, chrome heated towel rail, tiling to the floor, tiled splashbacks, loft access hatch providing access to the part boarded loft space with ladder.

Front of Property
To the front of the property there is a driveway providing ample off the road vehicle hardstanding, walled and fenced boundaries.

Rear of Property
To the rear of the property there is a fantastic sized east facing enclosed family garden with fencing and hedging to the boundaries, mature shrubs and trees planted to the borders, outdoor store comprising of smaller shed and larger bespoke cabin with veranda and electricity supply, additional paved patio area offering external seating area, flowerbeds and decked area for additional seating space with overhang incorporating recessed lighting, outdoor water tap, secure gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



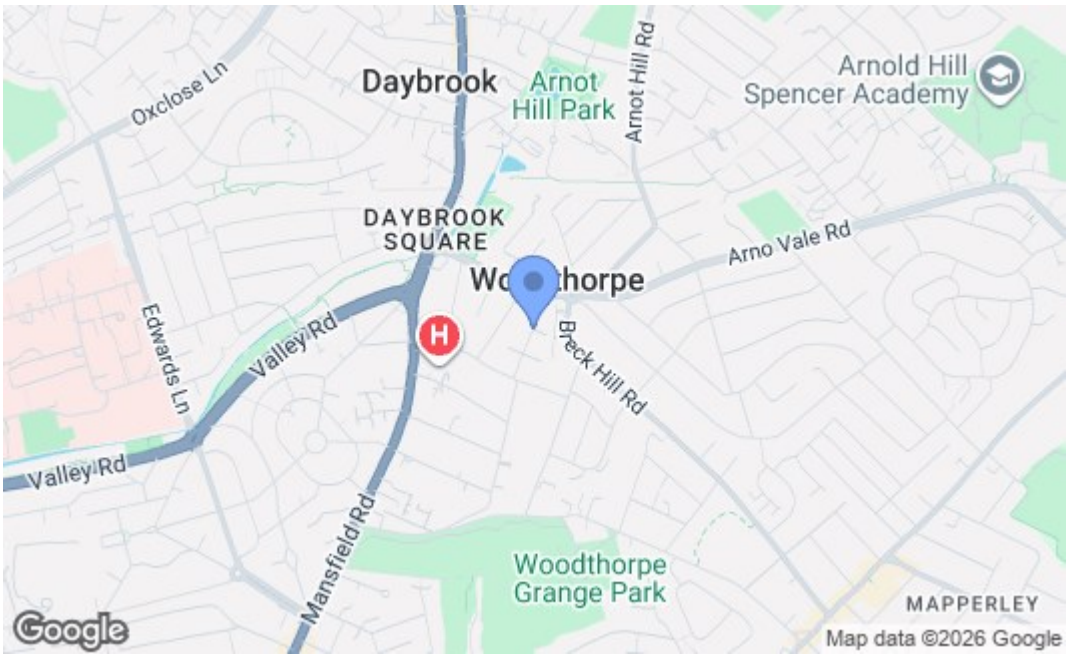


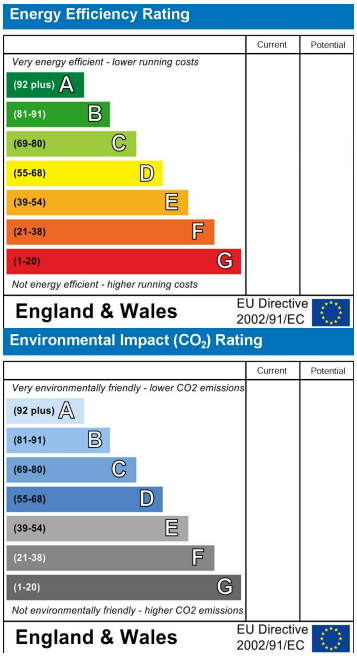












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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